FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

RESOLUTION ZB-2023-04

ADOPTION OF 2022 ANNUAL REPORT

WHEREAS, N.J.S.A 40:55D-70.1 requires that the Zoning Board of Adjustment shall annually review its decision on applications and appeals for variances and prepare and adopt a report on its findings of zoning ordinances provisions which were the subject of variance requires and its recommendations for zoning ordinance amendment or revision, if any, and forward same to the governing body and planning board; and

WHEREAS, an Annual Report for 2022 was prepared by the Zoning Board of Adjustment and is attached hereto and incorporated by reference herein; and

WHEREAS, the Zoning Board of Adjustment makes the recommendations in the attached "Schedule A" to the Mayor and Council for any amendments to the Zoning Ordinance of Florence Township and to the Planning Board for any amendments to the Master Plan of Florence Township; and

NOW, **THEREFORE BE IT RESOLVED** by the Florence Township Zoning Board of Adjustment in the County of Burlington and State of New Jersey that the Zoning Board of Adjustment 2022 Annual Report be adopted by the Board and copies of the Report be forwarded to the Florence Township Council and the Florence Township Planning Board.



FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

2022 ANNUAL REPORT

In conformance with N.J.S.A. 40:55D-70, this report is made to review the year's actions on applications and appeals. Below is a summary of the applications made and heard before the Zoning Board. Gaps in numerical order of Resolutions are the result of Resolutions for continuance, denial without prejudice of applications, or information not applicable to the annual report.

JOSEPH GALLINA

Block 95, Lot 20

RA District

<u>Resolution ZB-2022-04:</u> Granted bulk variance for rear and side yard setbacks and for impervious coverage to allow for construction of a roof over concrete patio and a shed.

	<u>Permitted</u>	<u>Proposed</u>
Rear Yard Setback	35 ft./5 ft.	28.1 ft./2.2 ft.
Side Yard Setback	5 ft.	4.4 ft.
Impervious Lot Coverage	25%	42%

SEAN HENRY

Block 166.04, Lot 9

R District

<u>Resolution ZB-2022-06:</u> Granted impervious lot coverage variance to allow for installation of inground pool with concrete walk around.

PermittedExisting/ProposedImpervious Lot Coverage30%32.4% / 35.8%

VICTOR ROBBINS GROUP

Block 125, Lot 25

NC District

<u>Resolution ZB-2022-07:</u> Granted <u>use variance</u> and deferred site plan approval to allow conversion of the existing building and property to a light woodworking/manufacturing facility.

DANIEL STUDZINSKI

Block 160.04, Lot 11

RA District

<u>Resolution ZB-2022-08:</u> Granted bulk variance for side yard setback to allow for construction of a single-car garage addition to the existing two-car garage attached to the single-family dwelling.

PermittedExisting/ProposedSide Yard Setback15 ft.24.1 ft./8.8 ft.

ALEX KAURIGA & CHRISTINA LYNN

Block 74, Lot 3.02

RA District

Resolution ZB-2022-09: Granted impervious lot coverage variance to allow for construction of a 12' x 16' gazebo and an 8' x 12' pool deck.

 $\frac{\text{Permitted}}{\text{Impervious Lot Coverage}} \qquad \frac{\text{Permitted}}{25\%} \qquad \frac{\text{Existing/Proposed}}{25\%/27\%}$

ASA INVESTMENT & MANAGEMENT LLC

Block 48, Lot 7

NC District

<u>Resolution ZB-2022-10:</u> Granted <u>amended use variance</u> to allow reconfiguration of the units' interior layouts and the extension of exterior decks and staircases at the rear of the building to provide access from all units to the trash and recycling containers to be located in the rear yard of the property.

Zoning Board of Adjustment 2022 Annual Report Page -2-

NFI REAL ESTATE LLC

Block 167.01, Lots 2.01, 2.05, 3.01, 3.02 & 4

SM District

Resolution ZB-2022-11: Denied application for Preliminary Major Site Plan with bulk variances and design exceptions and a <u>use variance</u> to allow development of stormwater basins, parking and loading areas, a septic disposal system and an access driveway accessory to a 50'ft tall, 1,105,000 sq. ft. industrial warehouse proposed to be constructed on adjoining lands in Mansfield Township.

2039 ROUTE 130 FLORENCE LLC

Block 159, Lot 4.01

HC District with SM Overlay

<u>Resolution ZB-2022-12:</u> Granted <u>use variance</u> and minor site plan to allow conversion of the existing principal building and property to be used as heavy truck maintenance and repair facility.

FLORENCE PLAZA LLC

Block 159, Lot 5.02

HC District with SM Overlay

<u>Resolution ZB-2022-13:</u> Granted <u>use variance</u>, reconfirm minor subdivision, and preliminary & final major site plan site plan to allow construction of a 5-story 1,000,111.1 sq. ft. climate controlled self-storage facility.

	<u>Permitted</u>	P <u>roposed</u>
Maximum Building Coverage	30%	33%
Parking Spaces	23	10
Front Setback	40 ft.	25.82 ft.
Landscaped Buffer	required	none
Loading Spaces	15	0

BARBARA MULÉ

Block 95, Lot 5

RA District

Resolution ZB-2022-14: Granted impervious lot coverage variance to allow the installation of a 12' x 25' inground pool with 3' concrete walk around.

Impervious Lot Coverage

Permitted 25%

Existing/Proposed 27.6% / 33.75%

KIRAN RAYAPUDI

Block 126.02, Lot 1.02

NC District

Resolution ZB-2022-15: Granted bulk variances to allow a 42" x 60" freestanding sign for an Amended Major Site Plan.

	<u>Permitted</u>	<u>Proposed</u>
Front Yard Setback	50 ft.	not less than 5 ft. from rear of existing sidewalk
Multi-Tenant Listing	Not	list all 7 tenants

FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

Date: Ozlocol 2023 Larry Lutz, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Zoning Board of Adjustment held on February 6, 2023 and memorializes a decision taken by the Board on January 9, 2023.

Date: 2/6/23

Dennis Puccio, Secretary